Alamo Municipal Advisory Council Land Use Subcommittee

Cecily Barclay, Chair Robert Brannan Robert Mowat



Candace Andersen, Supervisor

Contra Costa County, District 2 309 Diablo Road Danville, CA 94526 925-957-8860

cameron.collins@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

ALAMO MAC LAND USE SUBCOMMITTEE

MEETING AGENDA Friday, February 3, 2022 1:00pm

Meeting ID: 945 7274 9834

Or Telephone Dial:

USA 214 765 0478 or USA 888 278 0254 (US Toil Free)

Conference code: 689647

VIRTUAL MEETING pursuant to Government Code Section 54953(e)

- 1. CALL TO ORDER ROLL CALL
- 2. PUBLIC COMMENT (3 minutes/speaker)

3. **NEW BUSINESS**

- a. CDDP22-03042 Request approval of a Development Plan application for a Small Lot Design Review to allow a 734 square-foot addition at ground level and a 1,258 square-foot addition to the main level, including a new retaining wall with a maximum height of 6.5-feet. Hearing requested under Small Lot Design Review #CDSL22-00084. Address is 2359 Hagen Oaks Drive.
 (Planner: Diana Lecca)
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to the Alamo MAC, if applicable.
- b. CDVR22-01036 Applicant seeks approval of a Variance application to allow a 10-foot side yard (where 20 feet is required) and a 25-foot aggregate side yard (where 35 feet is the minimum) for a 1,381 SF residential addition on parcel of substandard average width. The address is 2124 Granite Drive. (Planner: Rosa Garcia)
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to the Alamo MAC, if applicable.
- c. CDVR22-01071 The applicant requests Variances for two 12'-6" side yards (where 15 feet is required) and for a 25' side yard aggregate (where 35 feet is required) for an approximately 192 sq. ft. garage addition (northeastern side of home) and an approximately 392 sq. ft. residential addition (southwestern side of home). The address is: 18 Adelle Court.

(Planner: Adrian Veliz)

- i. Action requested: accept report, take public comment, discuss.
- ii. Make recommendation to the Alamo MAC, if applicable.

4. ONGOING ITEMS

- a. Contra Costa County General Update (Envision 2040) (Land Use Element, Housing Element, Alamo/Castle Community Profile and Proposed Density of the Land Use Designation)
- b. Other upcoming land use matters

5. **CONSENT CALENDAR**

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

- a. Approve January 6, 2023 Record of Actions.
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to the Alamo MAC, if applicable.

6. ADJOURNMENT

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925.655.2300.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-655-2300. Complete name and address must be submitted to be added to the list.

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date December 15, 2022

We request your comments regarding the attached application currently under review. DISTRIBUTION Please submit your comments to: INTERNAL Project Planner_Adrian Veliz Building Inspection **Grading Inspection** Phone # 925-655-2879 Advance Planning **Housing Programs** E-mail Adrian.Veliz@dcd.cccounty.us Trans. Planning Telecom Planner County File # CDVR22-01071 **ALUC Staff HCP/NCCP Staff** Prior to January 11, 2023 APC PW Staff County Geologist HEALTH SERVICES DEPARTMENT We have found the following special programs apply Environmental Health Hazardous Materials to this application: PUBLIC WORKS DEPARTMENT Active Fault Zone (Alquist-Priolo) Engineering Services (1 Full-size + 3 email Contacts) Flood Hazard Area, Panel # Traffic ✓ 60-dBA Noise Control Flood Control (Full-size) **Special Districts** CA EPA Hazardous Waste Site LOCAL High or Very High FHSZ ✓ Fire District ✓ San Ramon Valley – (email) rwendel@srvfire.ca.gov AGENCIES: Please indicate the applicable code Consolidated - (email) fire@cccfpd.org section for any recommendation required by law or East CCC - (email) brodriguez@eccfpd.org ordinance. Please send copies of your response to the ✓ Sanitary District CENTRAL SANITARY Applicant and Owner. ✓ Water District EAST BAY MUD Comments: Below ____ Attached None City of School District(s) **LAFCO** Reclamation District # East Bay Regional Park District Diablo/Discovery Bay/Crockett CSD ✓ MAC/TAC ALAMO MAC Improvement/Community Association ✓ CC Mosquito & Vector Control Dist (email) OTHERS/NON-LOCAL CHRIS (email only: nwic@sonoma.edu) Print Name CA Fish and Wildlife, Region 3 - Bay Delta **Native American Tribes** Signature DATE ADDITIONAL RECIPIENTS Agency phone #_____



Planning Application Summary

County File Number: CDVR22-01071 File Date: 12/13/2022

Applicant:

KEITH A & DEBORA BAUER 18 ADELLE CT ALAMO, CA 945072403 bauerskis@gmail.com (1925) 209-5632

Property Owner:

KEITH A & DEBORA BAUER 18 ADELLE CT ALAMO, CA 945072403 bauerskis@gmail.com (1925) 209-5632

Project Description:

The applicant requests Variances for two 12'-6" side yards (where 15 feet is required) and for a 25' side yard aggregate (where 35 feet is required) for an approximately 192 sq. ft. garage addition (northeastern side of home) and an approximately 392 sq. ft. residential addition (southwestern side of home).

Project Location: (Address: 18 ADELLE CT, ALAMO, CA 945072403), (APN: 201050024)

Additional APNs:

General Plan Designation(s): SL

Flood Hazard Areas: X

60-dBA Noise Control: No

Sphere of Influence: None

Sanitary District: CENTRAL SANITARY

Zoning District(s): R-20

AP Fault Zone: No

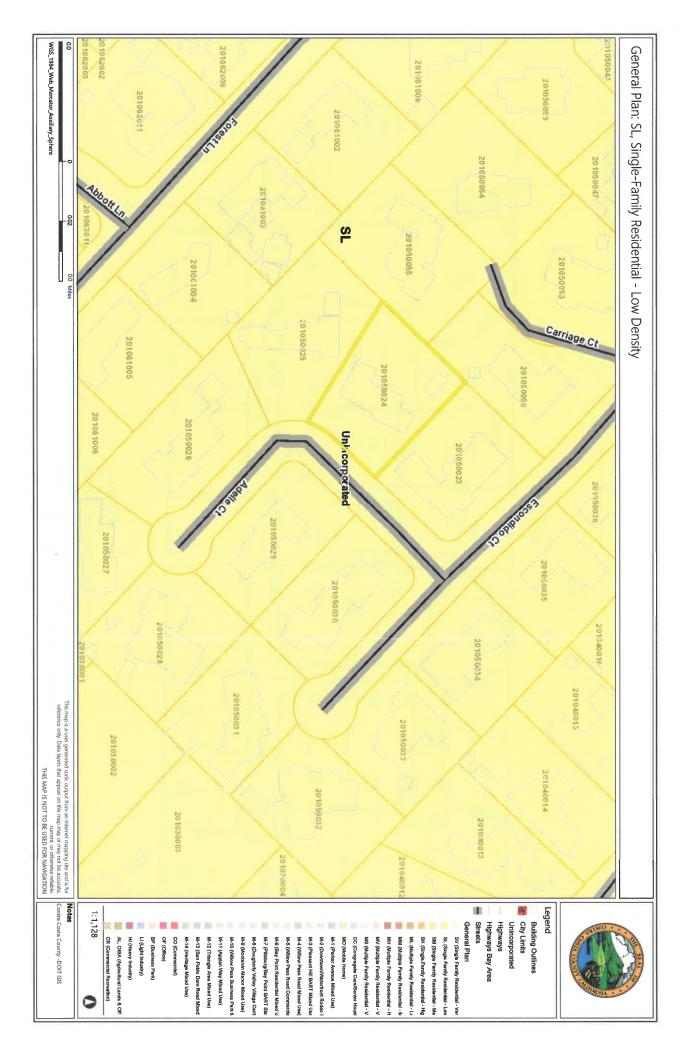
MAC/TAC: Alamo MAC

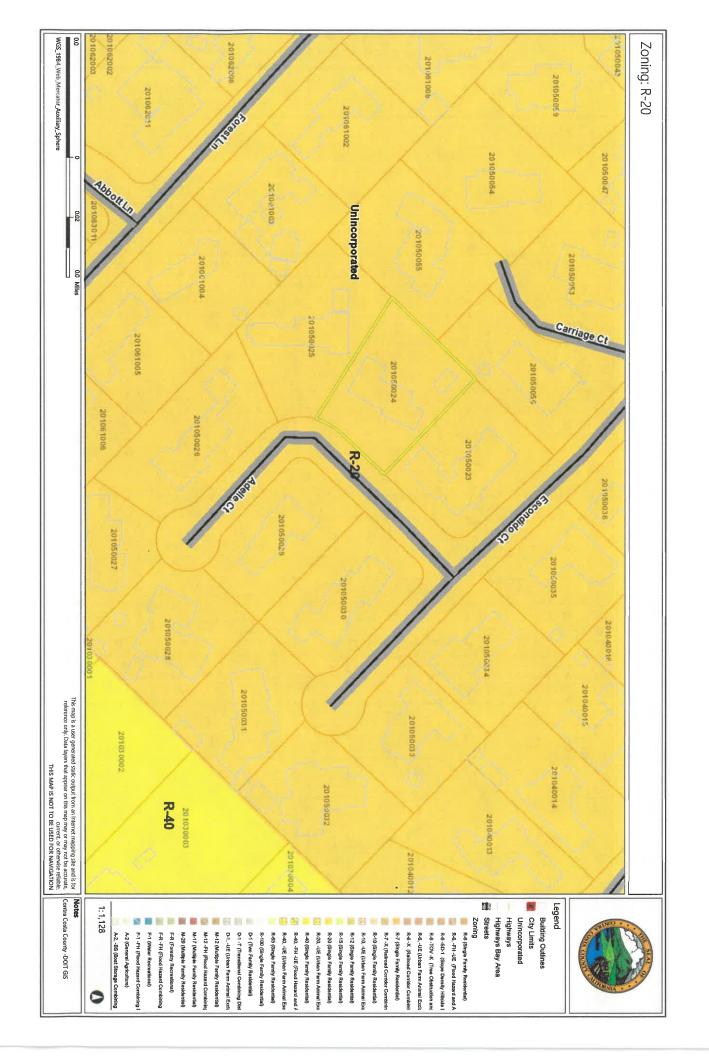
Fire District: SAN RAMON VLY FIRE

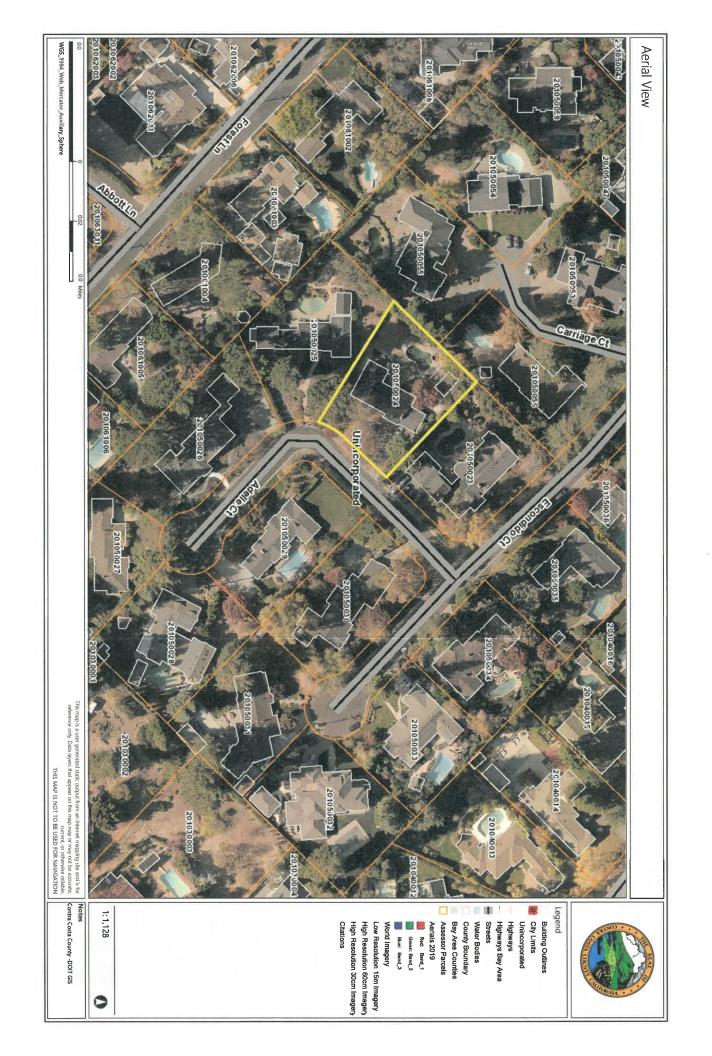
Housing Inventory Site: No

Fees:					
Fee Item	Description	Account Code	Total Fee	Paid	
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00	
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00	
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00	
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00	
		Total:	3412.00	3412.00	









By law (Section 26-2.2006), three findings must be made to grant a Variance:

1. That any Variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located and,

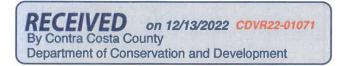
The existing house has a substandard garage, it is only 17'4 clear front to back. This requires the homeowner to park in the driveway. The placement of the house on the property does not meet the current required side setbacks and in order to create a viable garage to allow the homeowner to park inside we need a variance granted to allow the garage addition to encroach into the required side yard setback by continuing the wall of the existing garage toward the street. The existing bedroom wing of the house is also non-conforming in the side yard setback. For a fluid and aesthetic design, we request a variance to the side yard setback to maintain the existing southwest wall of the house.

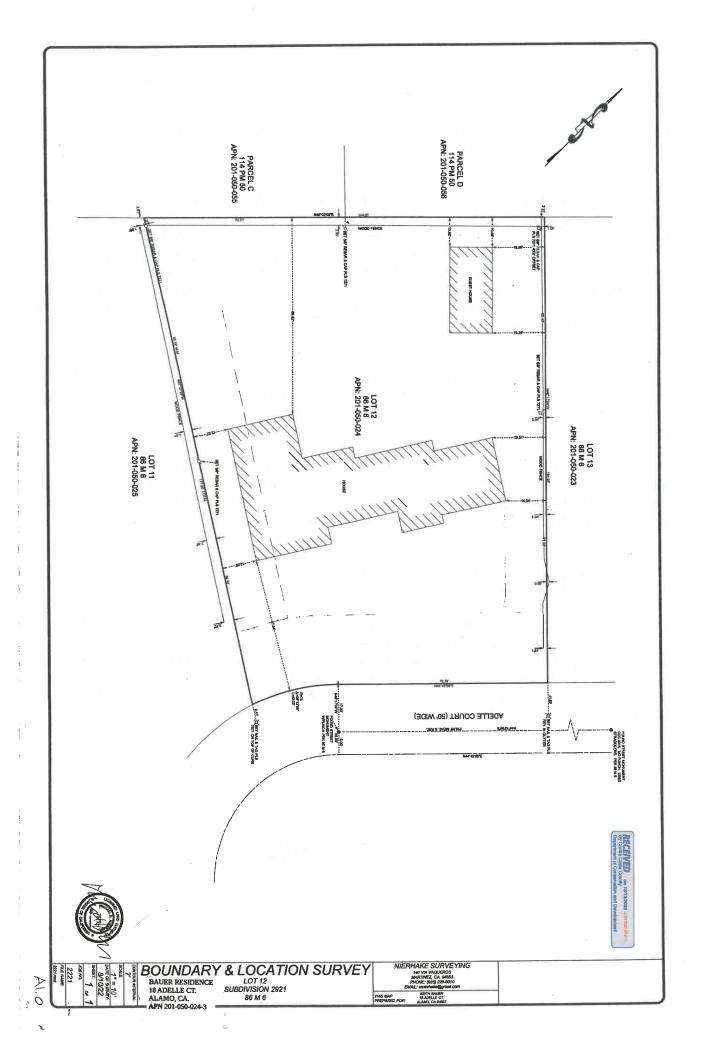
2. That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.

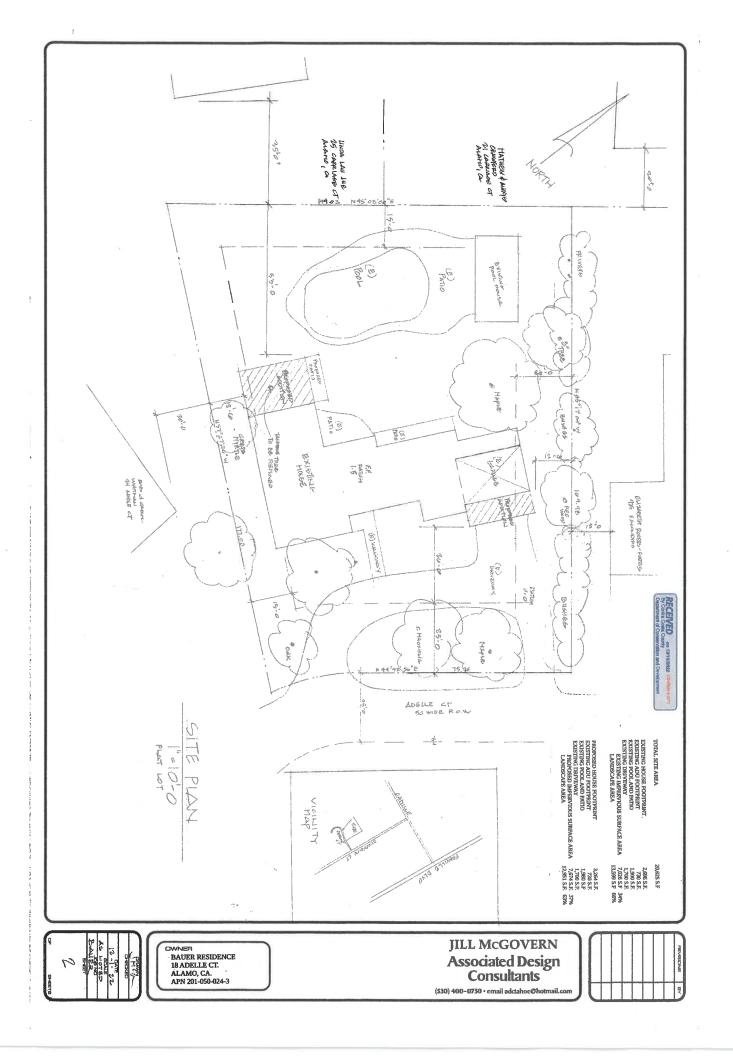
The homes in this neighborhood all have generous lot sizes. The challenge we have, is that this home is a ranch style house that is wider than would be allowed if it was constructed today with the required setbacks. We wish to maintain the ranch style appearance and create a home that allows us to park inside the garage and also enjoy a more comfortable master bedroom.

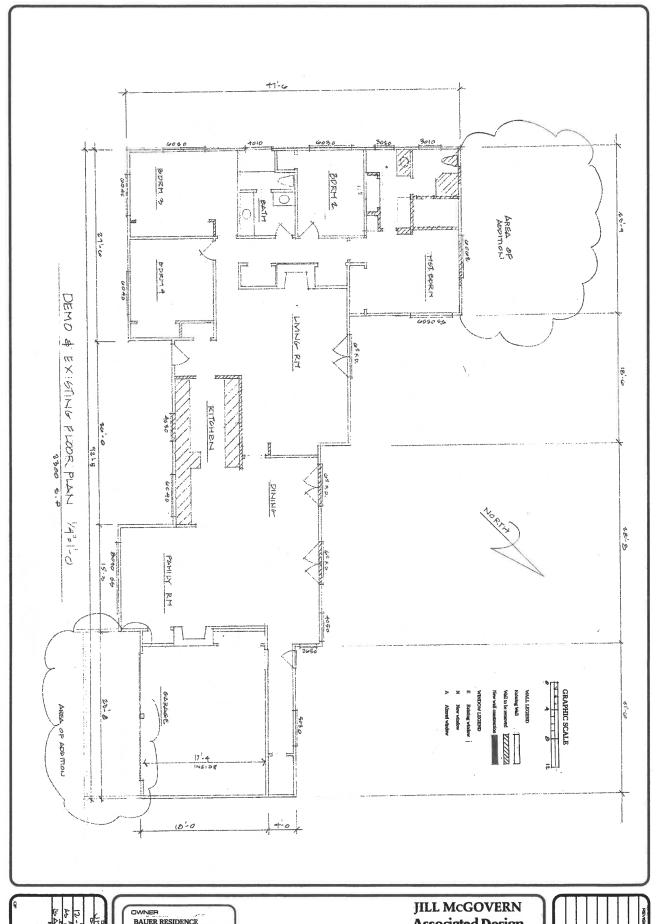
3. That any Variance authorized substantially meet the intent and purpose of the respective land use district in which the subject property is located.

This is a well established neighborhood with mature trees and many ranch style homes. Our requested variance to allow for a usable garage and a new master bedroom do not detract from the neighborhood feel and maintain the scale and density of the zoning. This will provide an improvement to the appearance of the home by allowing the cars to be parked inside the garage and also provide a master bedroom that is more in scale with the home while maintaining privacy to the neighbor on the southwest side.







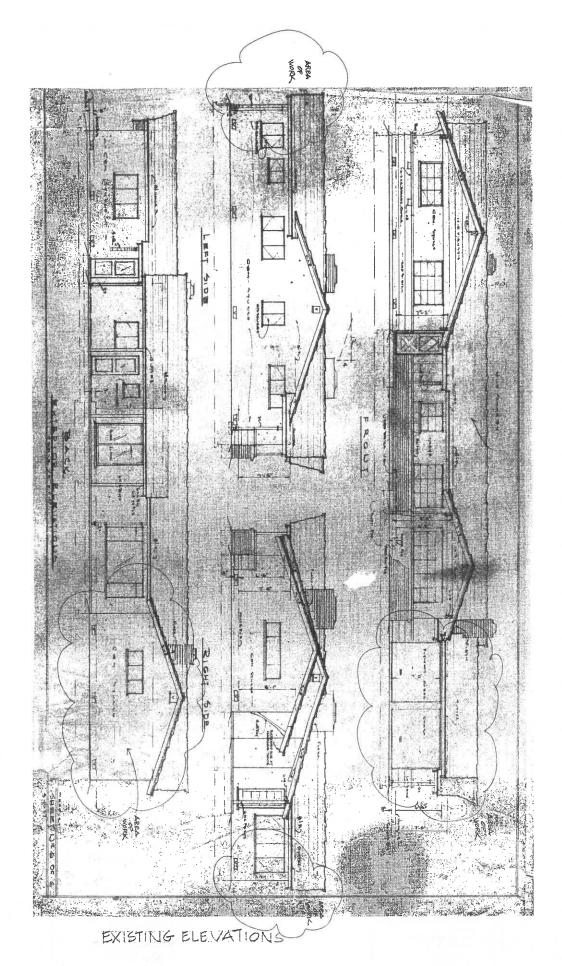


OWNER
BAUER RESIDENCE
18 ADELLE CT.
ALAMO, CA.
APN 201-050-024-3

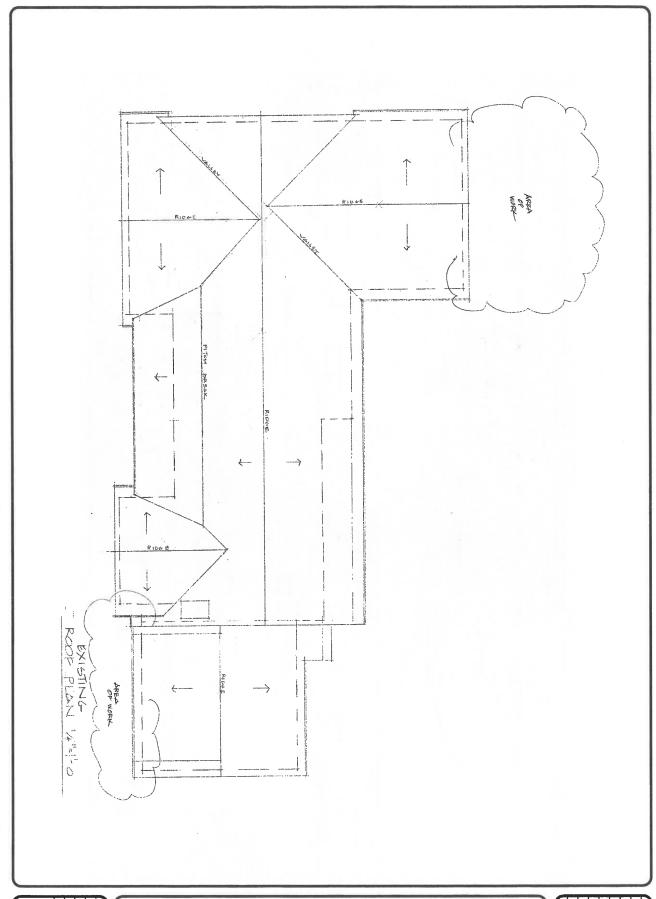
JILL McGOVERN Associated Design Consultants

(530) 400-0750 • email addahoe@he





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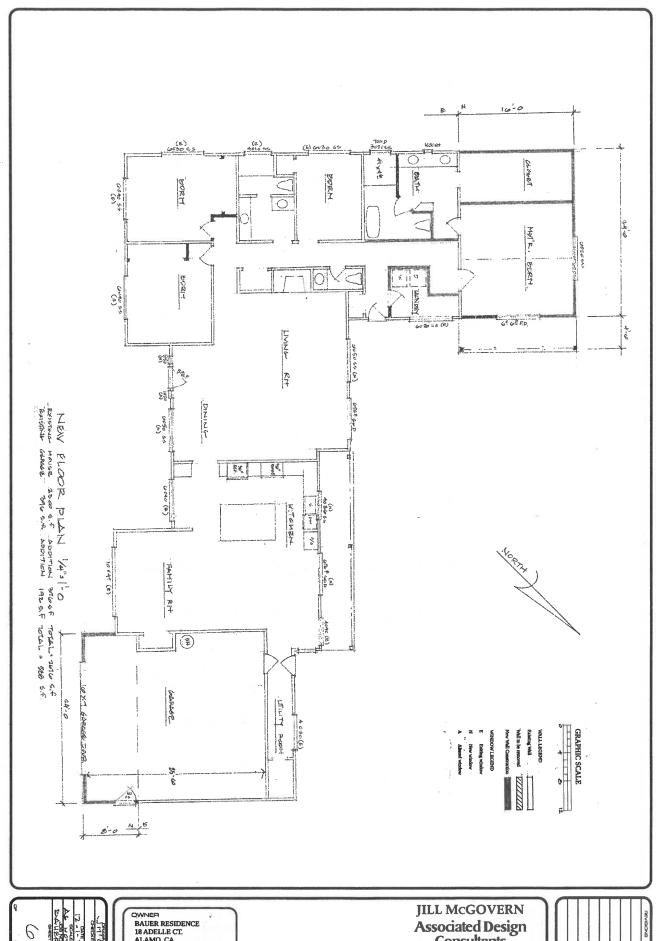
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OWNER
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18 ADELLE CT.
ALAMO, CA.
APN 201-050-024-3

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(530) 400-0750 • email adctahoe@hotmail.com



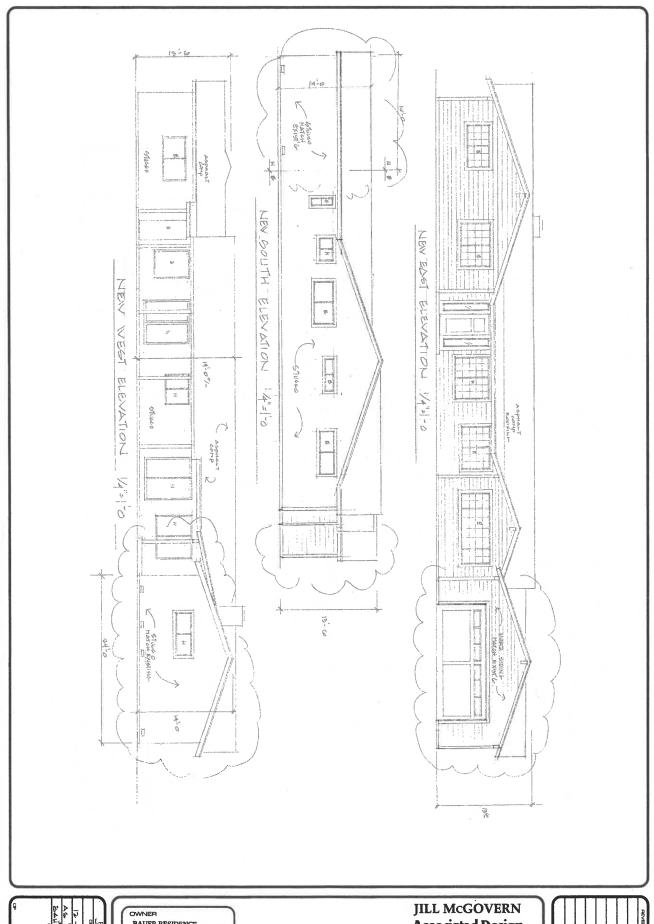


OWNER
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ALAMO, CA.
APN 201-050-024-3

Associated Design Consultants

(530) 400-0750 • email adctahoe@hotmail.com



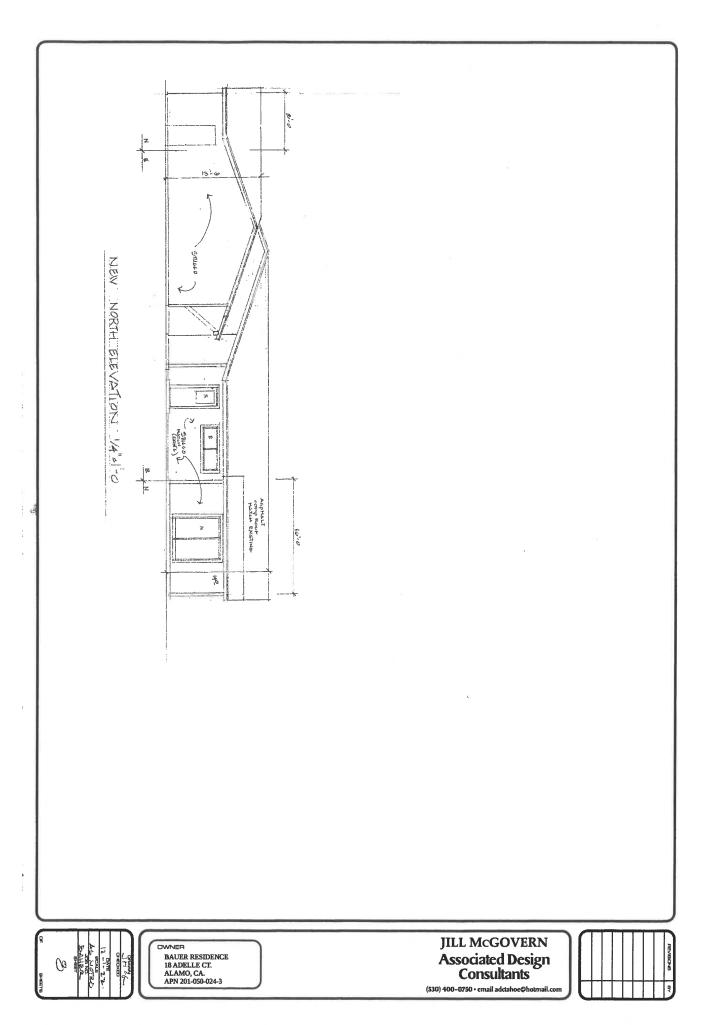


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ALAMO, CA.
APN 201-050-024-3

JILL McGOVERN
Associated Design
Consultants

(530) 400-0750 • email adctahoc@ho





CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date August 1, 2022

Ne request your comments regarding the attached appli	ication currently under review.
DISTRIBUTION INTERNAL Building Inspection Advance Planning Telecom Planner ALUC Staff APC PW Staff APC PW Staff APC PW Staff County Geologist HEALTH SERVICES DEPARTMENT Environmental Health Fine District Flood Control (Full-size) San Ramon Valley – (email) nwendel@srvfire.ca.gov Consolidated – (email) fire@cccfpd.org East CCC – (email) brodriguez@eccfpd.org East CCC – (email) schooling School District (EBMUD City of School District # East Bay Regional Park District Diablo/Discovery Bay/Crockett CSD MAC/TAC Alamo Improvement/Community Association CC Mosquito & Vector Control Dist (email)	Please submit your comments to: Project Planner_Rosa Garcia Phone #_925-655-2924 E-mail_Rosa.Garcia@dcd.cccounty.us County File #_CDVR22-01036 Prior to_August 24, 2022 ***** We have found the following special programs applite to this application: Active Fault Zone (Alquist-Priolo) Flood Hazard Area, Panel #_ 60-dBA Noise Control CA EPA Hazardous Waste Site High or Very High FHSZ ***** AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner. Comments: None Below Attached
CC Mosquito & Vector Control Dist (email) OTHERS/NON-LOCAL CHRIS (email only: nwic@sonoma.edu) CA Fish and Wildlife, Region 3 – Bay Delta Native American Tribes ADDITIONAL RECIPIENTS	Print Name



Planning Application Summary

County File Number: CDVR22-01036

File Date: 7/27/2022

Applicant:

mark landolf mark landolf, architect 266 Elsie Drive

Danville, CA 94526

Property Owner:

CHRISTOPHER M T GARRIGAN 2124 GRANITE DR

ALAMO, CA 945071603

melandolf@comcast.net (925) 286-8258

cgarrigan12@yahoo.com (925) 788-0889

Project Description:

Applicant seeks approval of a Variance application to allow a 10-foot side yard (where 20 feet is required) and a 25-foot aggregate side yard (where 35 feet is the minimum) for a 1,381 SF residential addition on parcel of substandard average width.

Project Location: (Address: 2124 GRANITE DR, ALAMO, CA 945071603), (APN: 193273004)

Additional APNs:

General Plan Designation(s): SL

Flood Hazard Areas: X

60-dBA Noise Control: YES

Sphere of Influence:

Sanitary District: CENTRAL SANITARY

Zoning District(s): R-20

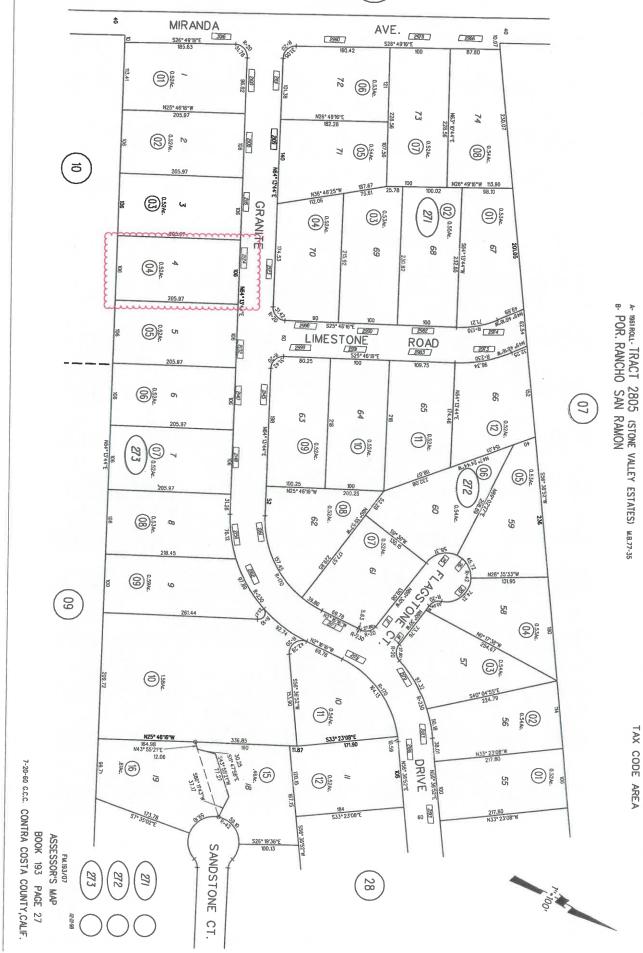
AP Fault Zone:

MAC/TAC: ALAMO MAC

Fire District: SAN RAMON VLY FIRE

Housing Inventory Site:

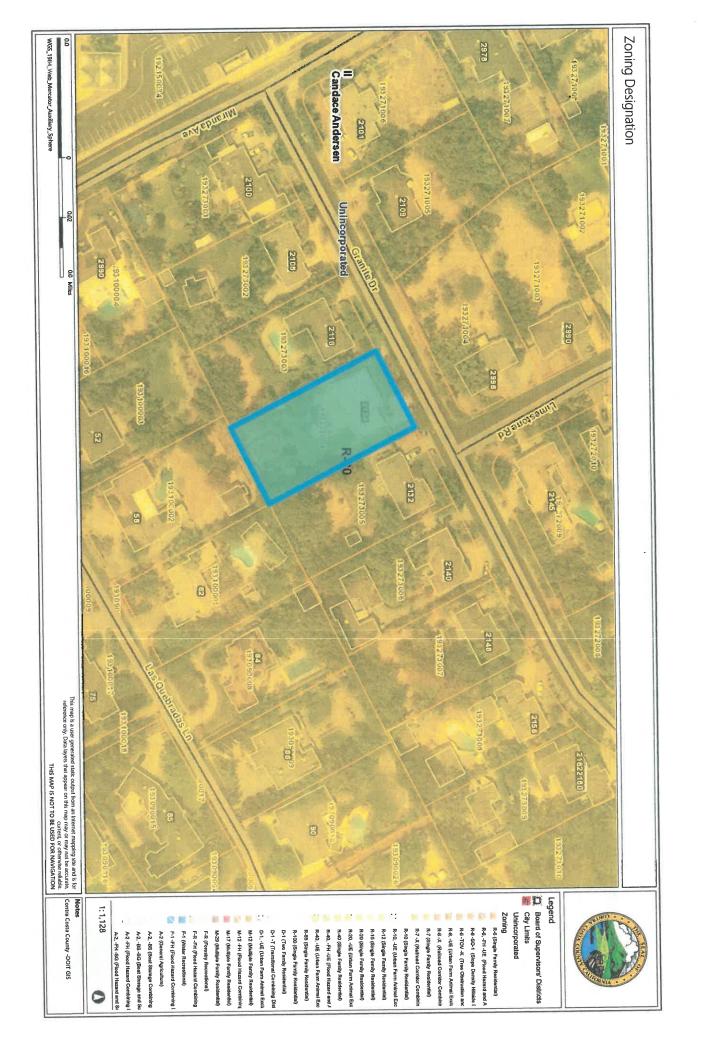
Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
		Total:	3412.00	3412.00

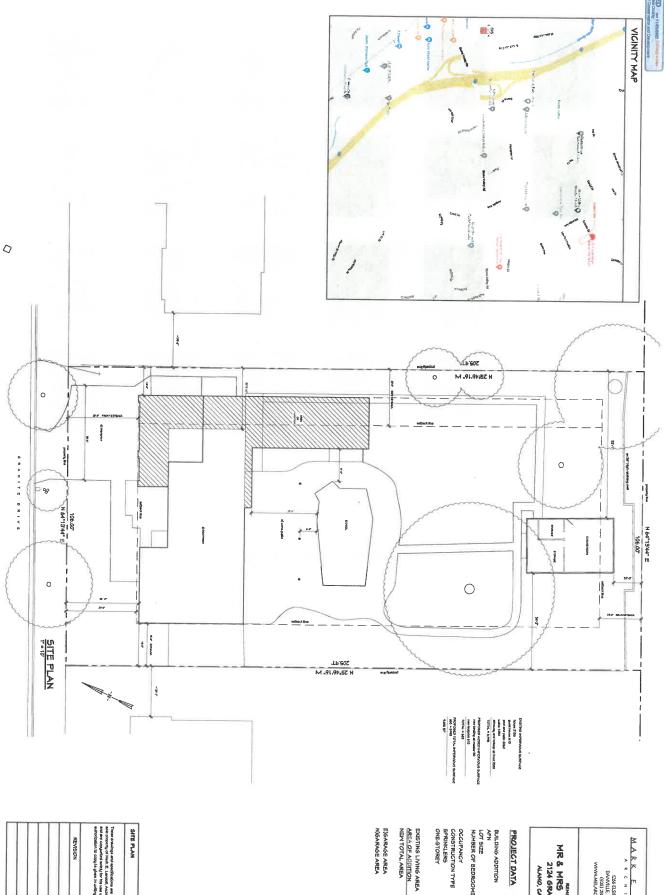


TAX CODE AREA









BY Date 11/20/22
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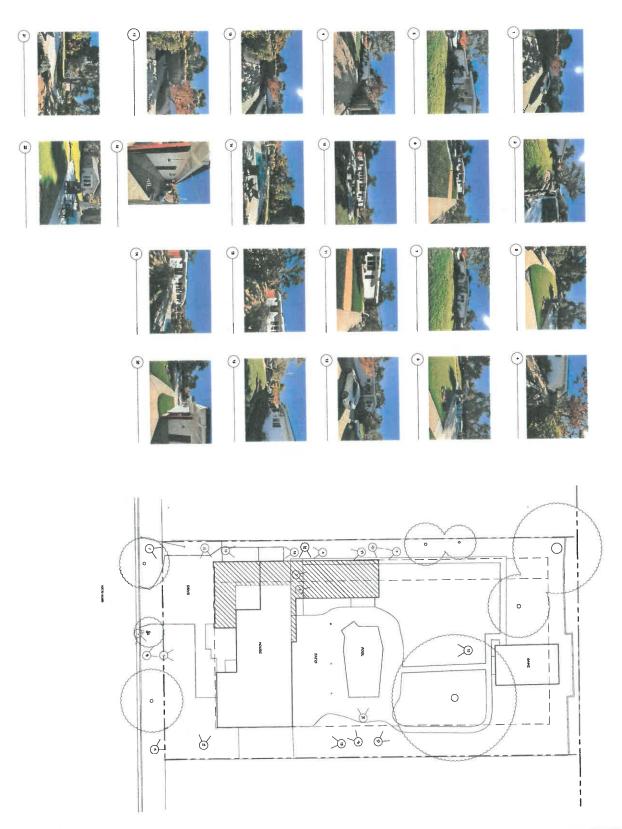
PROJECT DATA

BUILDING ADDITION
APN
LOT SIZE
NUMBER OF BEDROOMS 193-273-004 21,836 S.F. 4 R-3 Y-B NO

1615 af 1361 sf 2996 sf 516 af 642 af

MR & MRS GARRIGAN
2124 GRANITE DR
ALAMO, CALIFORNIA

MARK E LANDOLE 1266 ELSIE DRIVE DANVILLE, CA 94526 (925) 286 8258 WWW.MELARCHITECT.COM



PAGETING SITE VIEWS

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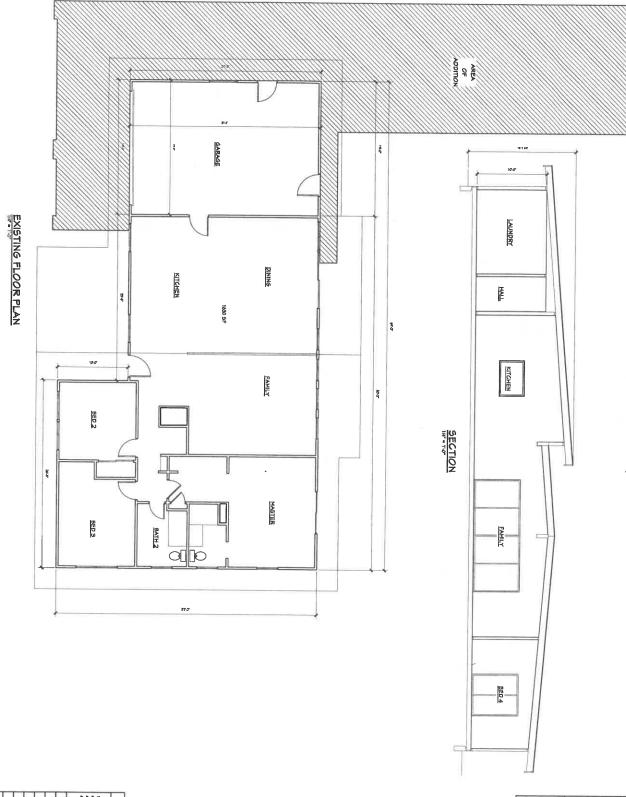
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MR & MRS GARRIGAN
2124 GRANITE DR
ALAMO, CALIFORNIA

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EMSTING FLOOR PLANS

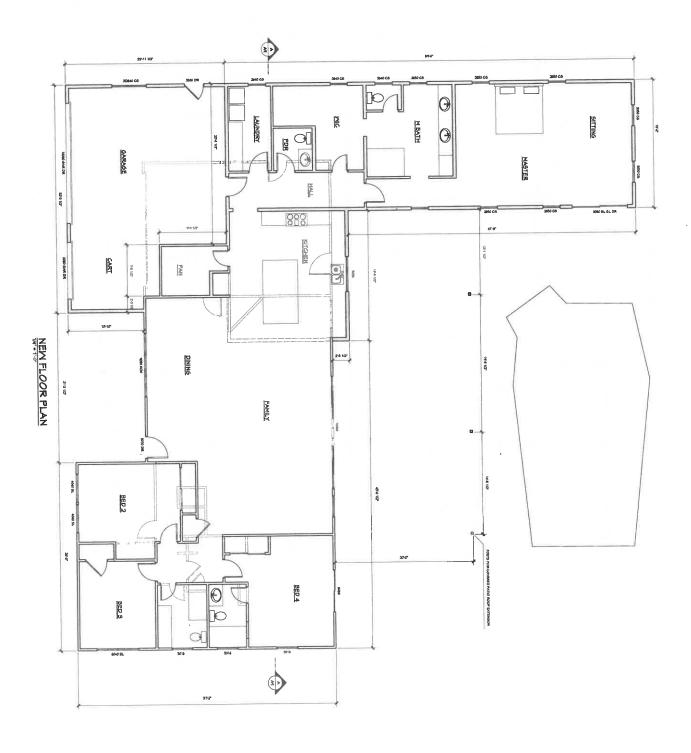
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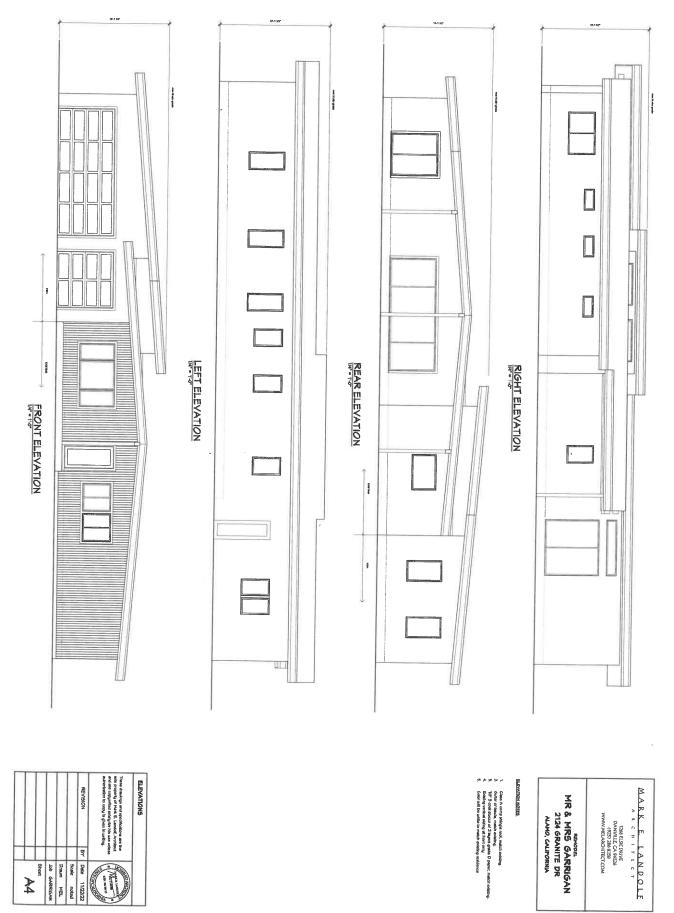
WWW.MELAUCHTECT.COM

REMODEL

MR & MRS GARRIGAN

2124 GRANTE DR

ALMO, CALFORNIA



Sheet \$

Class A comp shingle roof, match existing.
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MR & MRS GARRIGAN
2124 GRANITE DR
ALAMO, CALIFORNIA

1266 ELSIE DRIVE DANVILLE, CA 94526 (925) 286 8258 WWW.MELARCHITECT.COM

MARK E LANDOLE

June 29, 2022

Variance request for:

Mr. & Mrs. Garrigan 2124 Granite Drive Alamo, CA 94507

Project Description:

Plans are an addition/remodel of the existing residence to include work in the following areas:

Adding 1381 sf to existing 1615 sf home and enlarging garage. Remove and rebuild larger garage, relocate kitchen, add master suite and indoor laundry room.

Reason for variance:

We are requesting that the side setback be reduced to 10'. The reason for the request is that the current site restrictions prohibit the homeowner from expanding their home to meet today's standards and to increase the size of their home to be more in line with today's market. The current master bathroom is typical of 1960's homes and is very small. The current garage is under 19' in width and is difficult to park 2 full size vehicles in. The current laundry is in the garage.

The lot is 106' in width and does not allow for expanding the current garage without encroaching either into the existing home or encroaching into the setback as we are proposing. The reduced setback for the left side would also allow for the addition of a master suite as proposed without interfering with the existing swimming pool.

There is precedent for this in the neighborhood. A cursory review of the area reveals a project at 2198 Granite drive that appears to be much closer than 10' from the property line.

Mark E. Landolf, Architect

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CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

11/9/22 Date

We request your comments regarding the attached application currently under review. DISTRIBUTION Please submit your comments to: INTERNAL Diana Lecca Project Planner____ Building Inspection **Grading Inspection** 925-655-2869 Phone # Advance Planning **Housing Programs** diana.lecca@dcd.cccounty.us E-mail Telecom Planner Trans. Planning CDDP22-03042 County File # **ALUC Staff HCP/NCCP Staff** Dec. 5, 2022 Prior to____ APC PW Staff **County Geologist** HEALTH SERVICES DEPARTMENT We have found the following special programs apply Environmental Health **Hazardous Materials** to this application: PUBLIC WORKS DEPARTMENT Active Fault Zone (Alquist-Priolo) Engineering Services (1 Full-size + 3 email Contacts) Flood Hazard Area, Panel # **Traffic** Flood Control (Full-size) **Special Districts CA EPA Hazardous Waste Site** LOCAL ✔ Fire District SAN RAMON VLY FIRE High or Very High FHSZ San Ramon Valley – (email) rwendel@srvfire.ca.gov AGENCIES: Please indicate the applicable code Consolidated - (email) fire@cccfpd.org section for any recommendation required by law or East CCC - (email) brodriguez@eccfpd.org ordinance. Please send copies of your response to the ✓ Sanitary District CENTRAL SANITARY Applicant and Owner. ✓ Water District EAST BAY MUD Comments: None Below ___ Attached City of School District(s) **LAFCO** Reclamation District # East Bay Regional Park District Diablo/Discovery Bay/Crockett CSD ✓ MAC/TAC Alamo ✓ Improvement/Community Association ✓ CC Mosquito & Vector Control Dist (email) OTHERS/NON-LOCAL CHRIS (email only: nwic@sonoma.edu) Print Name CA Fish and Wildlife, Region 3 - Bay Delta Native American Tribes Signature DATE ADDITIONAL RECIPIENTS Agency phone #_____



Planning Application Summary

County File Number: CDDP22-03042 File Date: 11/8/2022

Applicant:

Carlos Auqui 2359 Hagen Oaks Drive

Alamo, CA 94507

Property Owner: CARLOS AUOUI

2359 HAGEN OAKS DRIVE ALAMO, CA 945072208 mg.auqui@yahoo.com (408) 858-0445

mg.auqui@yahoo.com (408) 858-0445

Project Description:

Request approval of a Development Plan application for a Small Lot Design Review to allow a 734 square-foot addition at ground level and a 1,258 square-foot addition to the main level, including a new retaining wall with a maximum height of 6.5-feet. Hearing requested under Small Lot Design Review #CDSL22-00084.

Project Location: (Address: 2359 HAGEN OAKS DR, ALAMO, CA 94507), (APN: 197-282-006)

General Plan Designation: SFR, Low Density (SL)

Flood Hazard Areas: X

60-dBA Noise Control: yes

Sphere of Influence: N/A

Sanitary District: CENTRAL SANITARY

Zoning District(s): SFR (R-20)

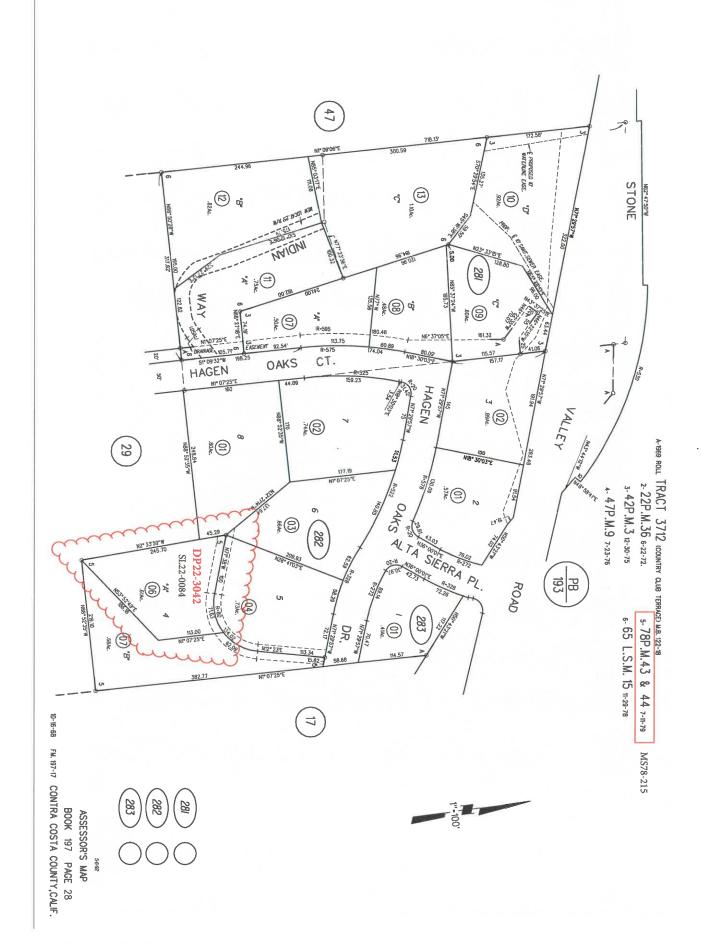
AP Fault Zone: no

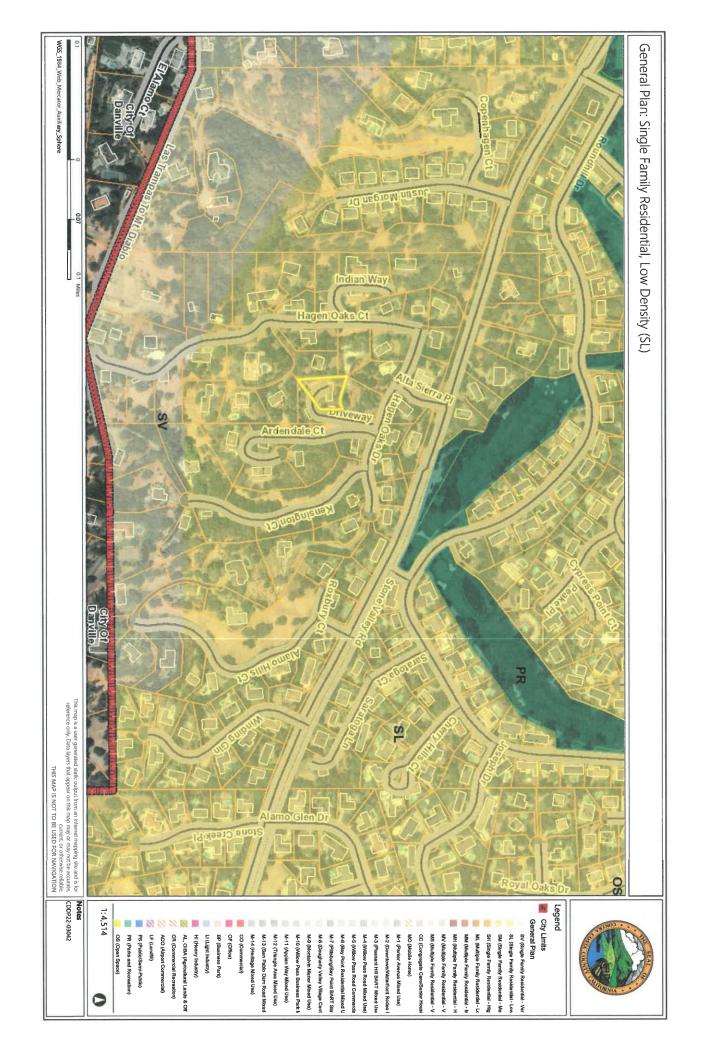
MAC/TAC: Alamo

Fire District: SAN RAMON VLY FIRE

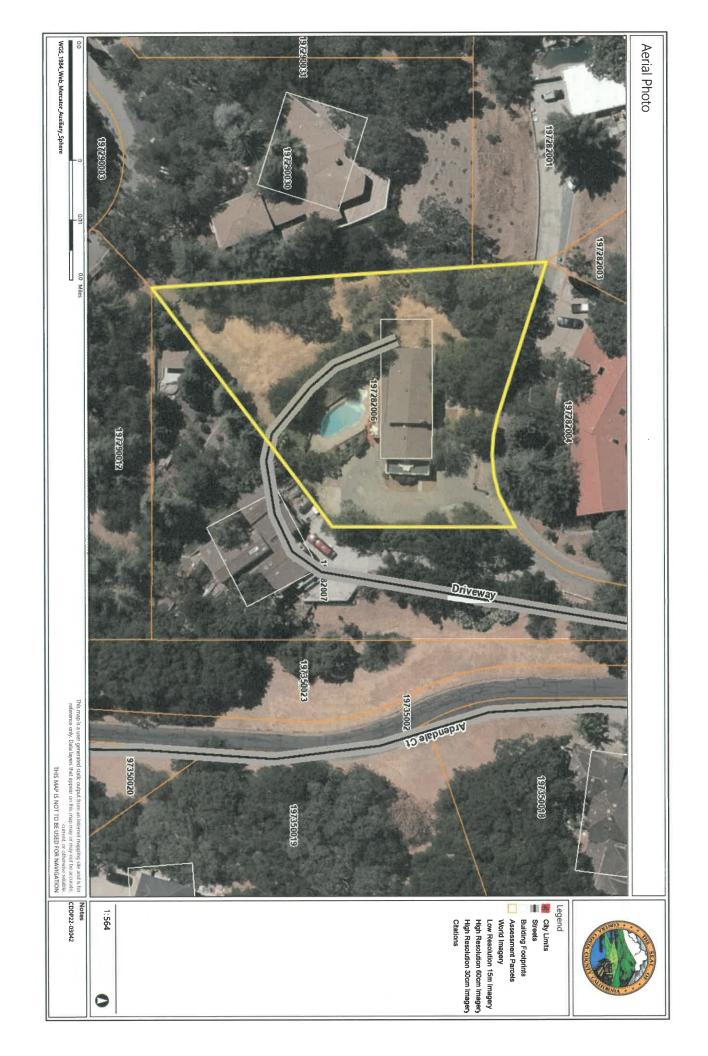
Housing Inventory Site: N/A

Fees:					
Fee Item	Description	Account Code	Total Fee	Paid	
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00	
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00	
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00	
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00	
		Total:	3162.00	3162.00	









2359 HAGEN OAKS ALAMO CALIFORNIA, 94507

RECEIVED on 11/8/2022 CDDP22-4304/2
By Contra Costa County
Department of Conservation and Development

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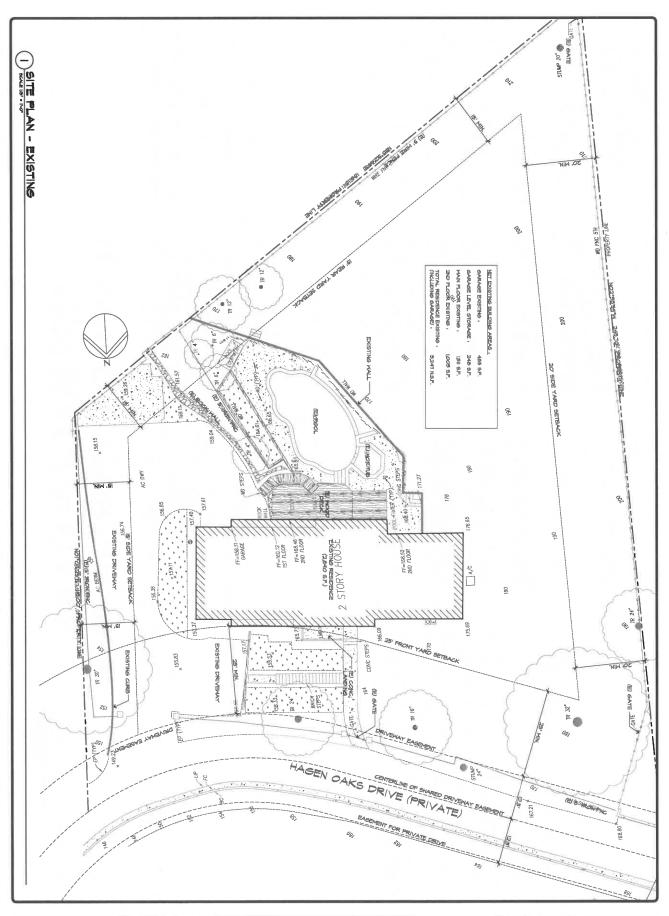












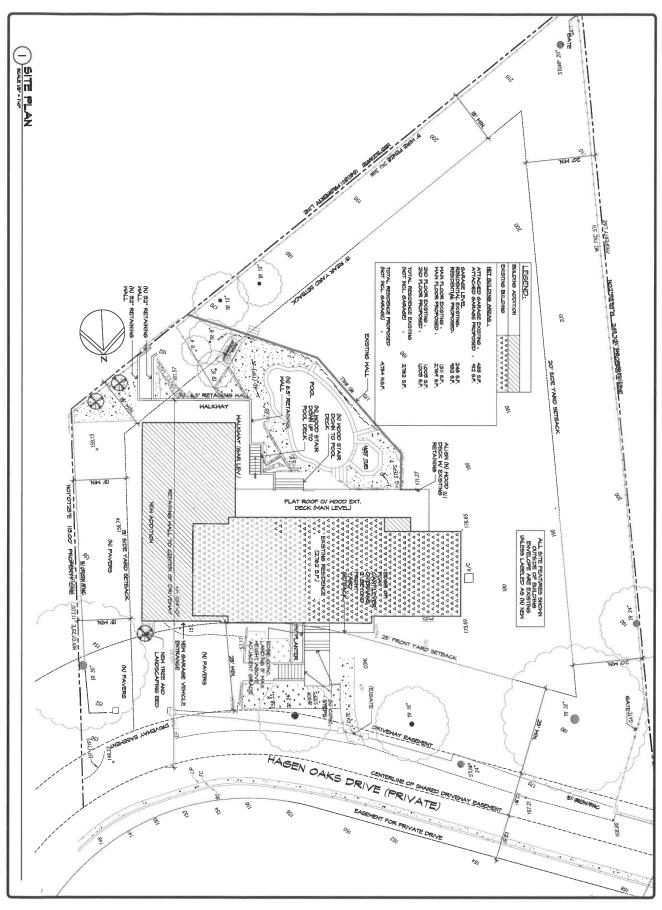


EXISTING SITE PLAN









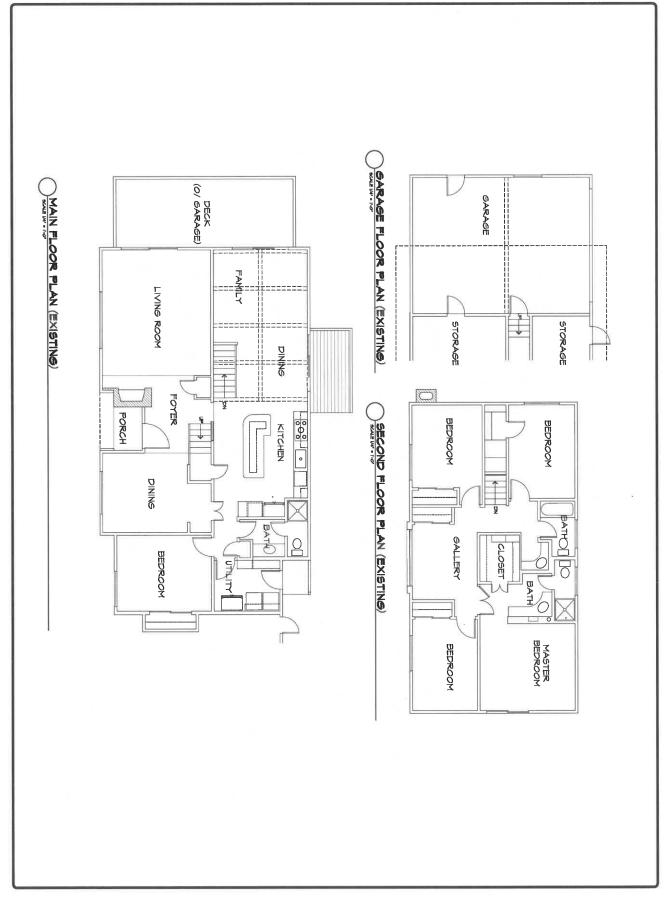


SITE PLAN



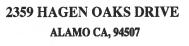








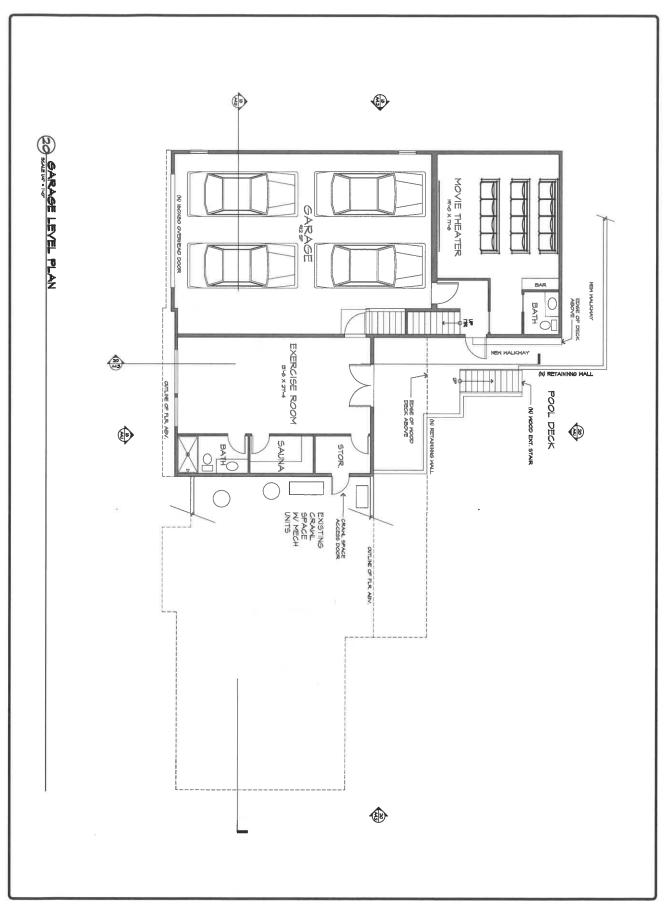












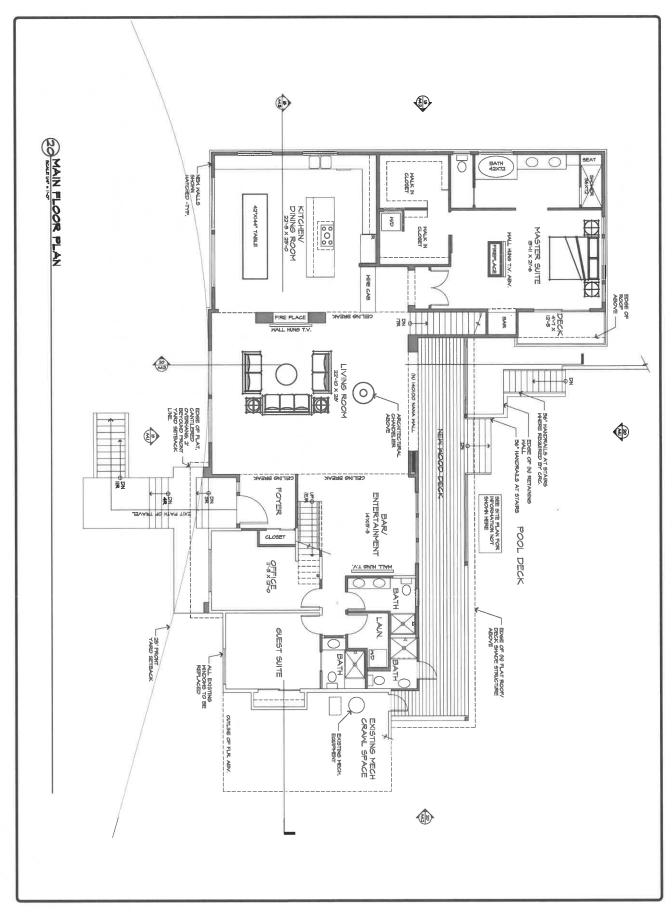












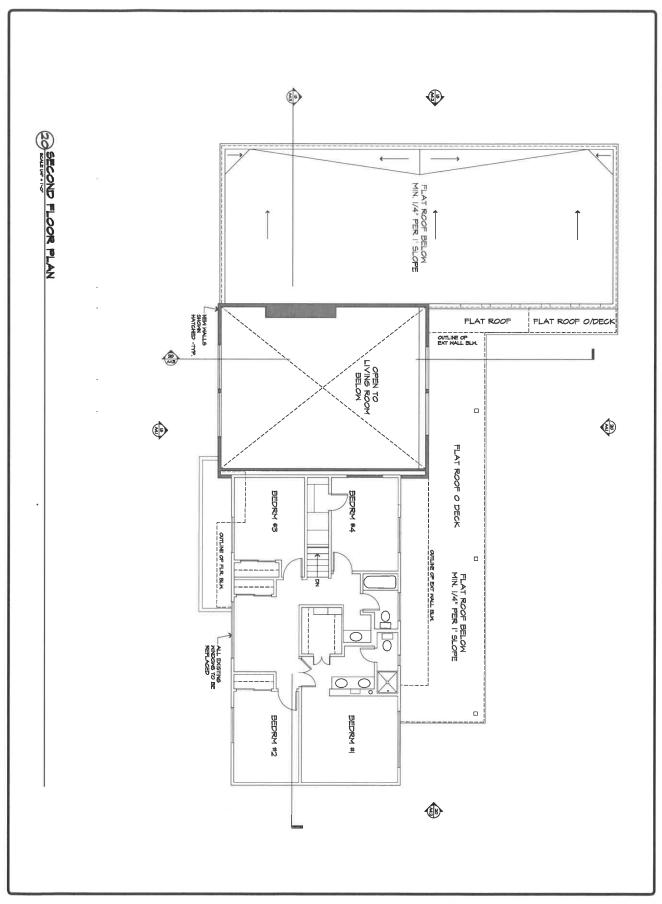












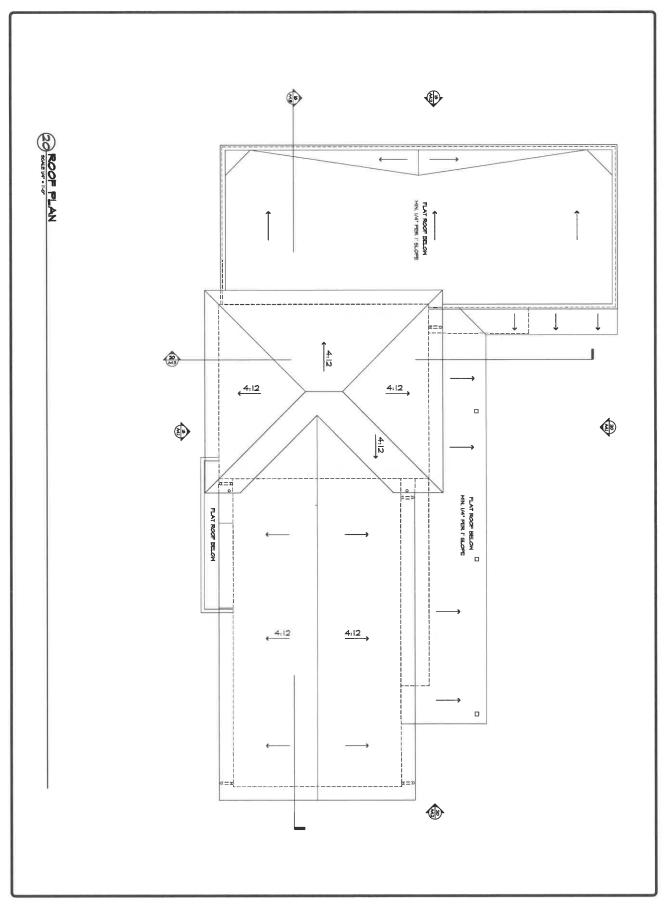












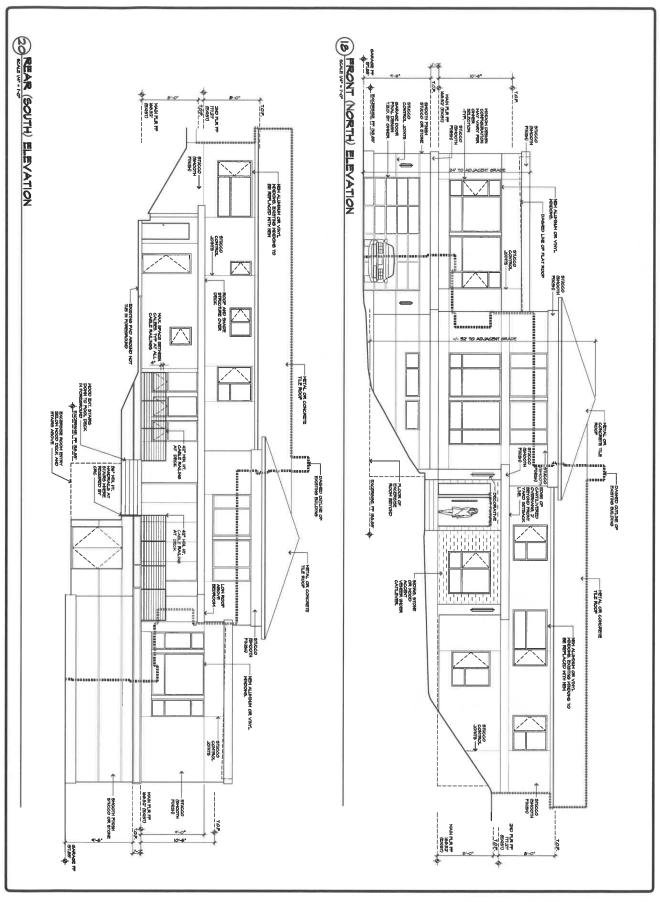












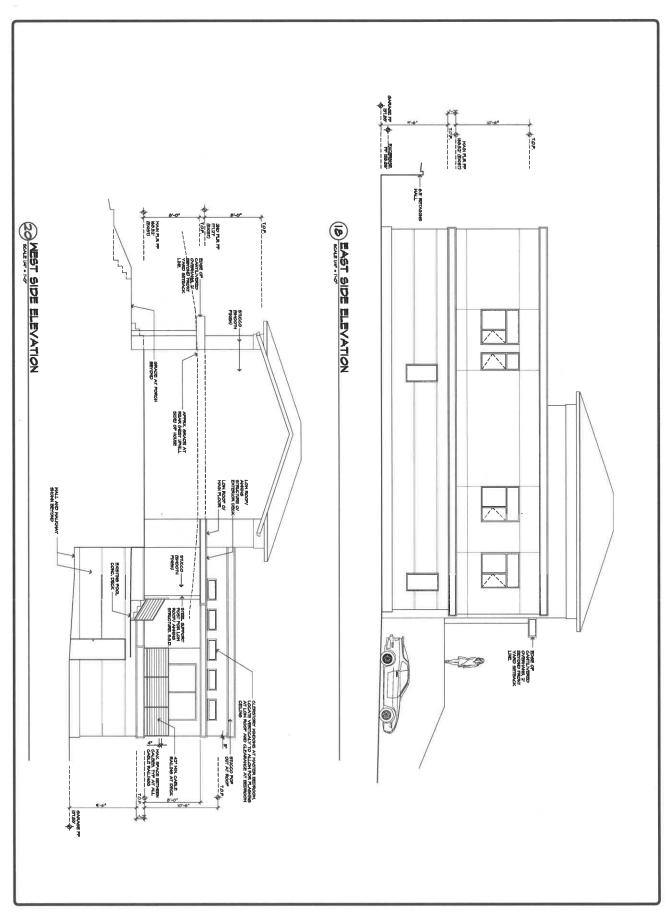






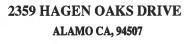








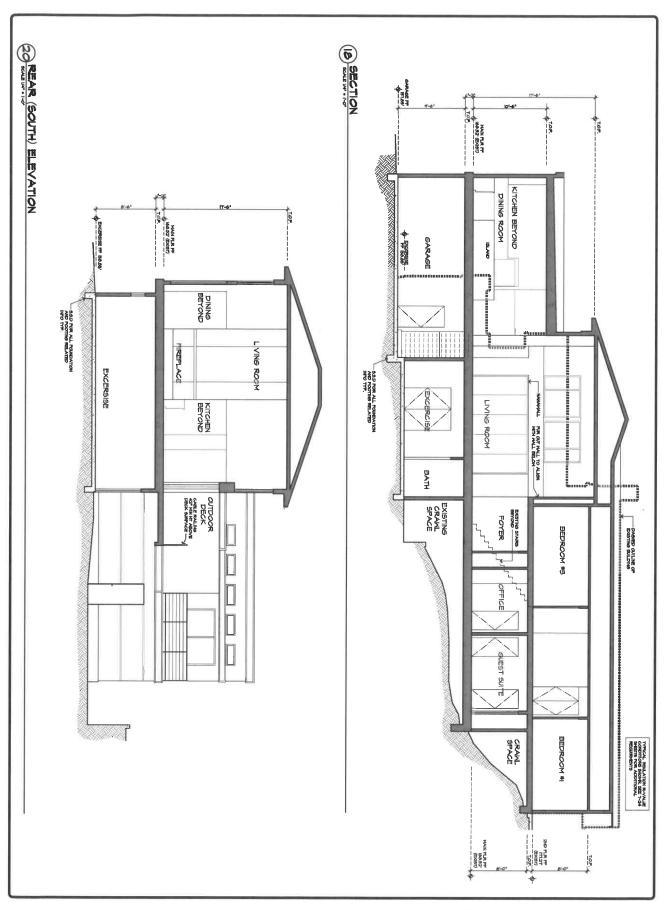














SECTIONS







Alamo Municipal Advisory Council Land Use Subcommittee

Cecily Barclay, Chair Robert Brannan Robert Mowat



Candace Andersen, Supervisor Contra Costa County, District 2 309 Diablo Road Danville, CA 94526 925-957-8860

cameron.collins@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

ALAMO MAC LAND USE SUBCOMMITTEE

RECORD OF ACTIONS Friday, January 6, 2022 1:00pm

Meeting ID: 945 7274 9834

VIRTUAL MEETING pursuant to Government Code Section 54953(e)

1. CALL TO ORDER - ROLL CALL

Call to order at 1:12pm. Member Mowat absent.

2. PUBLIC COMMENT (3 minutes/speaker)

3. **NEW BUSINESS**

- a) CDVR22-01059 Applicant requests approval of a variance with a design review for a 3-foot 7-inch side yard (where 15 feet is the required minimum) for a 780-squarefoot attached garage addition to an existing single-family residence on a substandard lot. Address is 985 Danville Blvd. (Planner: Grant Farrington) Motion to approve by Member Brannan, unanimous approval.
- b) CDVR22-01065 The applicant seeks variance approval for a residential remodel to an existing single-family residence having an 11-foot side yard, where 15 feet is the minimum required. The portion of the project encroaching within the side yard consists of an existing attached garage that is proposed to be converted into conditioned living space. The proposed additions to the residence meet applicable setback/yard requirements and no further encroachment within the side yard is proposed outside of the footprint of the existing garage. Address is 150 Bolla Avenue. (Planner: Nai Saephan)
 - Because this land use application was from Member Brannan for his personal residence, Member Brannan recused himself from the vote. No vote.
- c) CDLP22-02063 The applicant requests approval of a Land Use permit for the continued operation of an existing Sprint facility previously permitted under County File #CDLP12-02031, and to co-locate DISH Wireless, including the replacement of two antennas and ancillary equipment. In addition, the applicant, on behalf of DISH Wireless, is seeking to amend the Conditions of Approval of the land use permit related to noise. Address is 13 Pary Court. (Planner: Joe Lawlor) Motion to approve by Member Brannan. Unanimous approval.

4. ONGOING ITEMS d

a. California SB9

- b. Contra Costa County General Update (Envision 2040) (Land Use Element and Housing Element)
- c. Other upcoming land use matters

5. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

a. Approve December 2nd, 2022 Record of Actions Move to approve by Member Brannan, second by Chair Barclay.

6. ADJOURNMENT

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925-957-8860.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-957-8860. Complete name and address must be submitted to be added to the